

Legal Descriptions

Per Title:

PARCEL 1:

All that certain piece or parcel of land with improvements thereon and appurtenances thereto belonging lying and being in the City of Richmond, Virginia and more particularly described as follows: Beginning at a stone monument which stone monument marks the intersection of the southern line of Decatur Street and the western line of E. 6th Street; thence (1) in a southwarily direction along the said western line of E. 6th Street S.38°36'42"E. 165.0' to an iron rod on the northern line of a 10' public alley; thence (2) in a westwardly direction along the said northern line of a 10' public alley S.51°28'48"W. 7.32' to an iron rod; thence (3) in a northwardly direction which is a curved line to the left with a radius of 484.14' and a length of 175.87' and a chord bearing of N.57°53'52"W. and a chord length of 174.91' to an iron rod on the southern line of Decatur Street; thence (4) in an eastwardly direction along the said southern line of Decatur Street N.51°28'48"E. 65.09' to a stone monument the point of beginning.

All as shown on a plat of survey by Chas. H. Fleet & Assocs. Engineer & Surveyors, dated June 15, 1990 and containing 5,043.64 square feet or 0.116 acre.

BEING the same property conveyed to Brulyn Corporation, a Virginia corporation by deed from CSX Transportation, Inc., a Virginia corporation, dated August 1, 1990, recorded August 31, 1990, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 245, page 1993.

PARCEL 2:

All that certain piece or parcel of land with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and generally known as 610 Decatur Street as shown on the plat dated October 14, 1981, prepared by Chas. H. Fleet & Assocs., Engineer and Surveyors, entitled "Plat of Property Situated on the Southern Line of Decatur Street Between 6th Street and 7th Street, Richmond, Va.," and more particularly described as follows:

Beginning at a point, marked by a spike, on the south line of Decatur Street distant 65.09 feet west of the intersection of the southern line of Decatur Street with the western line of 6th Street, which point of beginning is also distant 10 feet from the center line of the spur track of the Seaboard Air Line Railroad Company; thence in a westerly direction along the southern line of Decatur Street 129.78 feet to a rod; thence in a southerly direction along a line parallel with the western line of 7th Street a distance of 165.0 feet to a rod; thence in an easterly direction a distance of 187.56 feet to a tack; thence in a northwesterly direction along a curve to the left with a radius of 484.14 feet an arc distance of 175.87 feet to the point of beginning.

BEING the same property conveyed to Barry A. Ackman and Elaine F. Ackman, husband and wife, as tenants by the entirety with the right of survivorship as at common law by deed from Paul E. Clendenin and Gale P. Clendenin, dated October 29, 1981, recorded October 29, 1981, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 579, page 1854. The said Barry A. Ackman having died testate on September 1, 2001, as evidenced by Will File 02-473, thereby vesting title in Elaine F. Ackman by operation of law. The said Elaine F. Ackman having died testate on February 5, 2021, and pursuant to her Last Will and Testament, filed for record in the probate division of the Clerk's Office, Circuit Court, City of Richmond, Virginia, on _____, in Will Book _____, page _____, she devised the property to _____.

PARCEL 3:

All that lot of land with the improvements thereon lying in the City of Richmond, Virginia, known as No. 616 Decatur Street and described as follows: Commencing at a point on the south line of Decatur Street thirty-three (33) feet from the southeast corner of Seventh and Decatur Streets, thence fronting on the south line of Decatur Street, towards Sixth Street, thirty-three (33) feet, thence back between parallel lines one hundred and sixty-five (165) feet.

PARCEL 4: All that certain lot of land in the City of Richmond, Virginia, with the dwelling thereon known as house number 618 Decatur Street, beginning at the intersection of the eastern line of Seventh Street with the southern line of Decatur Street; thence fronting on Decatur Street toward Sixth Street a distance of 33 feet; thence running back between parallel lines one of which is the eastern line of Seventh Street a distance of 155 feet to an alley in the rear.

PARCELS 3 AND 4 BEING the same property conveyed by the following deeds: (1) to Elaine Frances Ackman and Rheda Edith Brandt (formerly Rheda Edith Shapiro) by deed from Elaine Frances Ackman, sole surviving trustee under the will of Louis Shapiro, deceased, dated July 20, 1978, recorded July 27, 1978, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 541, page 687; (2) to Barry A. Ackman and Elaine F. Ackman, his wife, as tenants by the entirety with the right of survivorship as at common law by deed from Herbert Shapiro and Eva Shapiro, his wife, dated February 26, 1980, recorded February 29, 1980, in the aforesaid Clerk's Office, in Deed Book 562, page 1080; and (3) to Barry A. Ackman and Elaine F. Ackman, his wife, as tenants by the entirety with the right of survivorship as at common law by deed from Rheda Edith Brandt and David Brandt, her husband, dated May 5, 1980, recorded May 15, 1980, in the aforesaid Clerk's Office, in Deed Book 565, page 227. The said Barry A. Ackman having died testate on September 1, 2001, as evidenced by Will File 02-473, thereby vesting title in Elaine F. Ackman by operation of law. The said Elaine F. Ackman having died testate on February 5, 2021, and pursuant to her Last Will and Testament, filed for record in the probate division of the Clerk's Office, Circuit Court, City of Richmond, Virginia, on _____, in Will Book _____, page _____, she devised the property to _____.

General Notes

- 1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: August 16, 2021
- 2. This survey is of the same properties as described in Title Report issued by Old Republic National Title Insurance Company dated August 11, 2021, Commitment No. 21014695.
- 3. Observed utilities are plotted and shown hereon. Subsurface utility delineation was not performed.
- 4. All Streets shown hereon are public streets.
- 5. Parcel 1 has direct vehicular access from Decatur & East 6th Street. Parcel 2 has direct vehicular access from the 10' Public Alley shown hereon. Parcel 3 does not have direct vehicular access. Parcel 4 has direct vehicular access from East 7th Street.
- 6. No delineated wetlands were found by Surveyor.
- 7. No evidence of cemeteries on subject property found by Surveyor.
- 8. The surveyor observed evidence of current earth moving work shown hereon as "Earthworks", but observed no evicence of building construction or building additions.
- 9. Surveyor is not aware of any proposed changes in the street right of ways and observed no evidence of recent street or sidewalk construction or repairs.
- 10. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
- 11. 5/8" Rods or PK Nails set at all corners unless otherwise shown hereon.

As-Surveyed:

PARCEL 1:

BEGINNING at the point of intersection of the southern boundary of the right of way line of Decatur Street and the western boundary of the right of way line of East 6th Street, thence proceeding along the western boundary of the right of way line of East 6th Street in a southeasterly direction S 39°08'26" E 165.00 feet to a point on the northern boundary of the right of way line of a 10' Public Alley;

Thence leaving the western boundary of the right of way line of East 6th Street and proceeding along the northern boundary of right of way line of the 10' Public Alley in a southwesterly direction S 51°00'00" W 7.17 feet to a point;

Thence leaving the northern boundary of the right of way line of the 10' Public Alley and proceeding along a curve to the left having a radius of 484.14 feet, a delta angle of 20°48'57" and an arc length of 175.89 feet to a point on the southern boundary of the right of way line of Decatur Street;

Thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 64.85 feet to a point, said point being the Point and Place of Beginning, containing 0.115 Acres, more or less.

PARCEL 2:

BEGINNING at point on the southern boundary of the right of way line of Decatur Street, said point being 64.85 feet west of the point of intersection of the western boundary of the right of way line of East 6th Street and the southern boundary of the right of way line of Decatur Street;

Thence leaving the southern boundary of the right of way line of Decatur Street and proceeding along a curve to the right having a radius of 484.14 feet, a delta angle of 20°48'57" and an arc length of 175.89 feet to a point on the northern boundary of the right of way line of a 10' Public Alley;

Thence proceeding in a southwesterly direction the following two (2) courses and distances: 1) S 51°00'00" W 187.56 feet to a point; 2) Thence N 39°06'17" W 165.00 feet to a point on the southern boundary of the right of way line of Decatur Street;

Thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 129.78 feet to a point, said point being the Point and Place of Beginning, containing 0.622 Acres, more or less.

PARCEL 3:

BEGINNING at a point on the southern boundary of the right of way line of Decatur Street, said point being 33.00 feet east of the point of intersection of the eastern boundary of the right of way line of East 7th Street and the southern boundary of the right of way line of Decatur Street, thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 33.00 feet to a point;

Thence leaving the southern boundary of the right of way line of Decatur Street and proceeding in a southeasterly direction the following two (2) courses and distances:

1) S 39°06'17" E 165.00 feet to a point; 2) Thence S 51°00'00" W 32.00 feet to a point on the eastern boundary of the right of way line of a 20± Public Alley;

Thence proceeding along the eastern boundary of the right of way line of the 20± Public Alley in a northwesterly direction the following two (2) courses and distances:

1) N 39°06'17" W 10.00 feet to a point; 2) Thence S 51°00'00" W 1.00 feet to a point;

Thence leaving the northern boundary of the right of way line of the 20± Public Alley and proceeding in a northwesterly direction N 39°06'17" E 155.00 feet to a point on the southern boundary of the right of way line of Decatur Street, said point being the Point and Place of Beginning, containing 0.125 Acres, more or less.

PARCEL 4:

BEGINNING at the point of intersection of the western boundary of the right of way line of East 7th Street and the southern boundary of the right of way line of Decatur Street. Thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 33.00 feet to a point;

Thence leaving the southern boundary of the right of way line of Decatur Street and proceeding in a southeasterly direction S 39°06'17" E 155.00 feet to a point on the northern boundary of the right of way line of a 20± Public Alley;

Thence proceeding along the northern boundary of the right of way line of the 20± Public Alley in a southwesterly direction S 51°00'00" W 33.00 feet to a point on the eastern boundary of the right of way line of East 7th Street;

Thence proceeding along the eastern boundary of the right of way line of East 7th Street in a northwesterly direction N 39°06'17" W 155.00 feet to a point, said point being the Point and Place of Beginning, containing 0.117 Acres, more or less.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0039-E effective dates July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located paritally in Zone (X) Area with Reduced Flood Risk due to Levee & partially within Zone (X) Shaded 0.2% Annual Chance Flood Hazard, Area of 1% Annual chnace iflood with depth less than one foot or with drainage areas of less than one square mile as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Zoning

Current Zoning: B-7 (Mixed Use Business District)

Setbacks:

Minimum Front Yard: None - 10' Maximum
Minimum Side Yard: None
Minimum Rear Yard: None
Maximum Height: 5 Stories

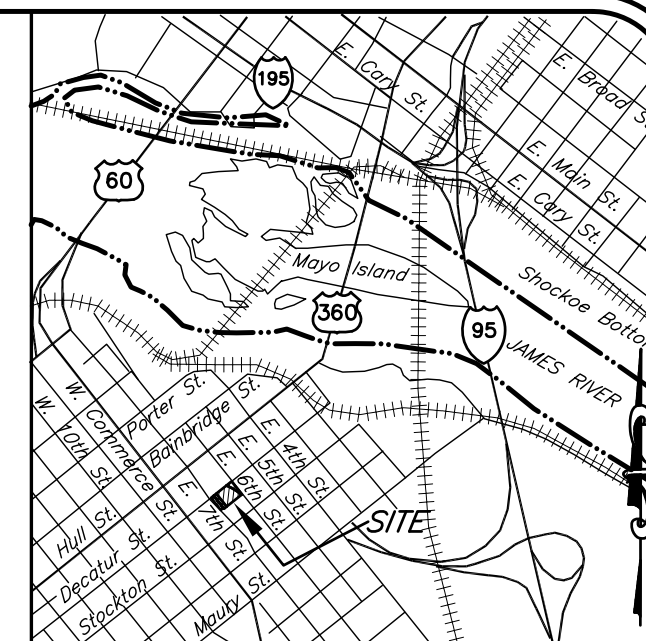
*ZONING CONFIRMATION LETTER DATED NOVEMBER 17, 2021 BY CITY OF RICHMOND ZONING ADMINISTRATOR

Existing Parking

No Delineated Spaces

For further clarification of Zoning Requirements - Contact:

City of Richmond Zoning Division
900 E. Broad St., Room 110
Richmond, VA 23219
(804) 646-6340



Vicinity Map - Scale: 1"= 2000'

Old Republic National Title Insurance Company Schedule B Part II - Commitment No. 21014695

(Referenced by corresponding Exception Numbers in the Commitment)

- 5) Reservation and obligations as contained in Deed by and between CSX Transportation, Inc. and Brulyn Corporation, dated August 1, 1990, recorded August 31, 1990, in Deed Book 245, page 1993 regarding all tracks(s) and other track material (including switches and ballast). Affects the Subject Property, no tracks or track material remain on site.
- 6) The following matters disclosed on recorded plats recorded in Deed Book 32, page 305 and Plat Book 7, page 69: (a) easements extending across the northeastern portion of parcel No evidence of tracks or track material remain on site.
- 7) The following matters disclosed on recorded plat made by Chas. H. Fleet & Assocs., dated October 14, 1981, recorded in Deed Book 579, page 1856: (a) spur track across the northeastern portion of parcel (b) power lines with poles located therein (c) fences do not conform to lot lines (d) 20 foot area used as alley, a portion of which is along the southeastern lot line; Rights of others in and to the use of the alley. Remaining matters plotted and shown hereon.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of NOVEMBER 18, 2021 and shall not be relied upon by any other entity or individual whomsoever.

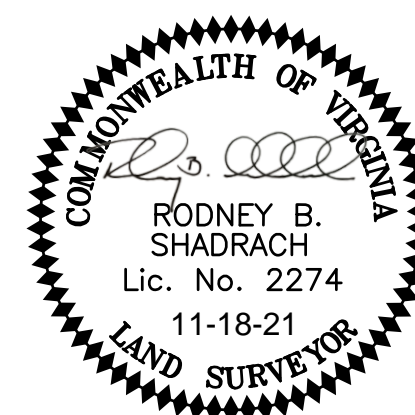
To: DECATUR AFFAIR, LLC, a Virginia limited liability company
To: CITIZENS AND FARMERS BANK, its successors and assigns as their interests may appear
To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The undersigned further certifies that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 14, 16 - 19 of Table A thereof. The fieldwork was completed on August 16, 2021.

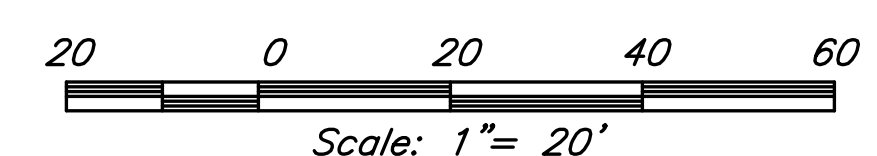
Rodney B. Shadrach

Rodney B. Shadrach
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274

I hereby certify that this ALTA/NSPS survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS
TO #600-618 DECATUR STREET
CITY OF RICHMOND, VIRGINIA
DATE: NOVEMBER 18, 2021



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

*5/8" Rods or PK Nails set at all corners unless otherwise shown hereon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N39°06'17"W	10.00'
L2	S51°00'00"W	1.00'

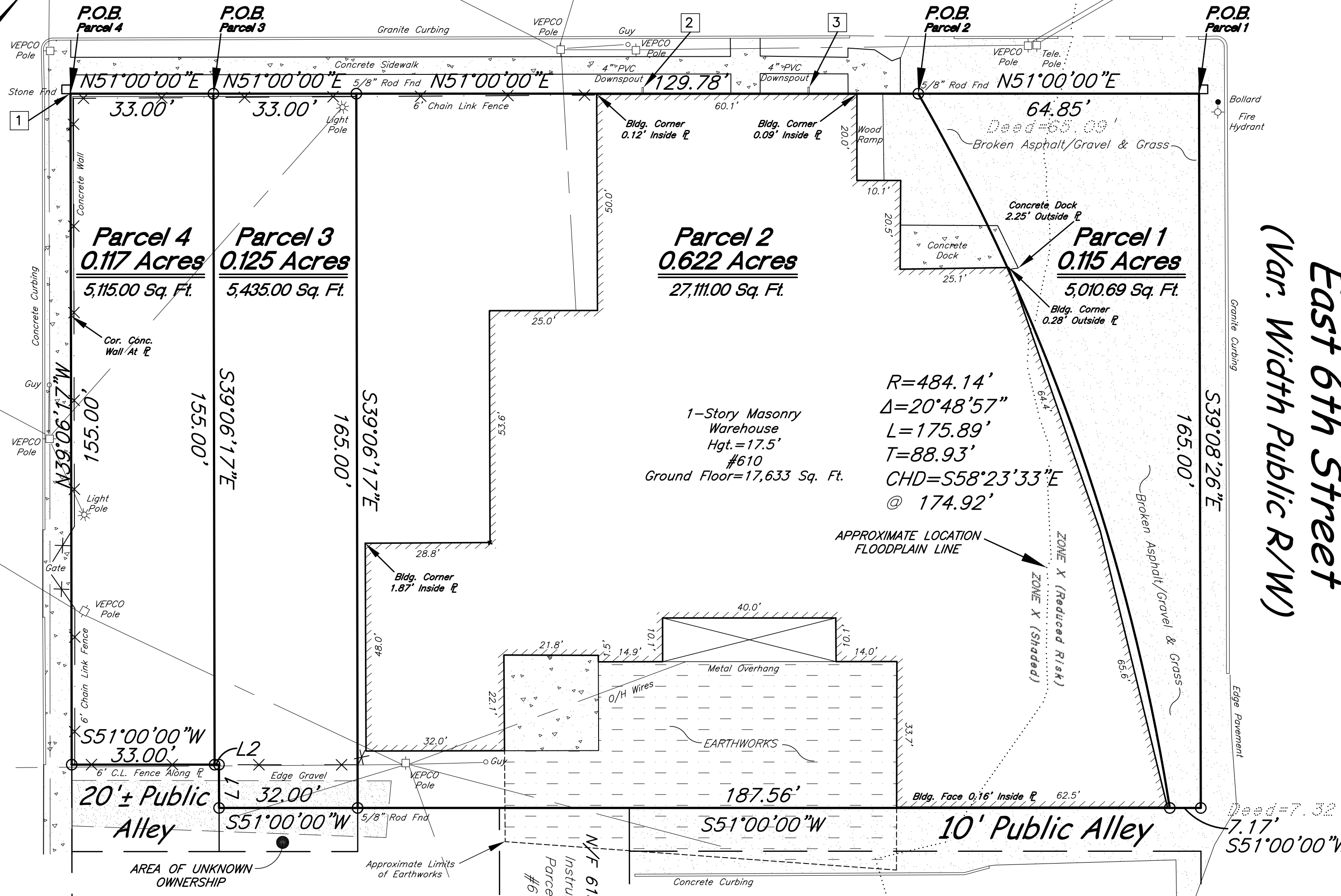
Legend

- ⊕ Fire Hydrant
- ⊕ Handicap Parking Spaces
- ⊕ Painted Parking Space Number
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Lamp Post (Metal Post w/light)
- ⊕ Drainage Manhole
- ⊕ Sanitary Manhole
- ⊕ Cable T.V. Pedestal
- ⊕ C&P Telephone Pedestal
- ⊕ Monitoring Well
- ⊕ Gas Valve
- ⊕ Vepco Pole
- ⊕ Vepco Transformer
- ⊕ Misc Frame Sign
- ⊕ Handi-cap Parking Sign
- ⊕ Irrigation Valve
- ⊕ Yard Inlet (Drainage)
- ⊕ Sanitary Cleanout
- ⊕ Concrete Surface
- ⊕ RCP Reinforced Concrete Pipe
- ⊕ CMP Corrugated Metal Pipe
- ⊕ D.I. Drainage Inlet
- ⊕ F.F.E. Finish Floor Elevation
- ⊕ P.O.B. Point of Beginning

Decatur Street (66'± Public R/W)

East 7th Street
(50' Public R/W)

East 6th Street
(Var. Width Public R/W)



Statement of Encroachments

- 1 Corner Conc. Wall 0.15' Outside Subject R
- 2 PVC Downspout 1.43' Outside Subject R
- 3 PVC Downspout 1.53' Outside Subject R

Legal References:

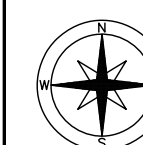
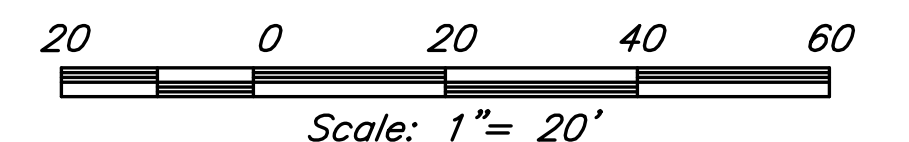
- Parcel 1:**
 Brulyn Corporation
 Parcel ID #S000-0110/008
 Deed Book 245, Pg. 1993
 #600 Decatur Street
- Parcel 2:**
 Estate of Elaine F. Ackman
 Parcel ID #S000-0110/003
 Will Instrument No. 2021-_____
 Will Instrument No. 2002-473
 Deed Book 579, Pg. 1854
 #610 Decatur Street
- Parcel 3:**
 Estate of Elaine F. Ackman
 Parcel ID #S000-0110/002
 Will Instrument No. 2021-_____
 Will Instrument No. 2002-473
 P/O Deed Book 565, Pg. 227
 #616 Decatur Street
- Parcel 4:**
 Estate of Elaine F. Ackman
 Parcel ID #S000-0110/001
 Will Instrument No. 2021-_____
 Will Instrument No. 2002-473
 P/O Deed Book 579, Pg. 1854
 #618 Decatur Street

N/F James River Development, LLC
 P/O Instrument No. 2017-3316
 Parcel ID #S000-0110/016
 #615 Stockton Street

N/F 613 Stockton Street, LLC
 Instrument No. 2014-15212
 Parcel ID #S000-0110/015
 #613 Stockton Street

N/F 601 Stockton, LLC
 Instrument No. 2014-4550
 Parcel ID #S000-0110/011
 #601 Stockton Street

ALTA/NSPS LAND TITLE SURVEY
 SHOWING EXISTING IMPROVEMENTS
 TO #600-618 DECATUR STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: NOVEMBER 18, 2021



Shadrach & Associates LLC

LAND SURVEYING
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
 Phone: (804)379-9300 • Fax: (804)379-9301

Stockton Street

Sheet 2 of 2